BOARD OF ADJUSTMENT Zoning Administration Division Development Services Department (DSD)

201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DECISIONS ***

DATE OF PUBLIC HEARING March 25, 2009

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J)&(K).

CASE NO.

THE APPLICANT

C10-09-01 SNELLSTROM RESIDENCE ADDITION/R. SNELLSTROM, 10251 EAST DISCOVERY DRIVE, RX-2

The applicant's property is an 25,079 square foot lot developed with a single-family residence located on the northwest corner of east Discovery Drive and south Houghton Road (a Major Streets and Route (MS&R). The applicant proposes to expand the residence with a two story addition comprised of a garage and additional living space. Tucson Land Use Code (LUC) Sections applicable to this project include, but are not limited to Section 2.3.3 providing design criteria for development in the RX-2 zone, Section 2.8.2. "Scenic Corridor Zone" (SCZ) et seq. which provides the SCZ regulations applicable to the project, and Section 2.8.3 which provides development criteria applicable to Major Streets and Routes. The applicant is requesting the following variances: 1) Allow encroachment into the thirty (30) foot wide natural buffer area adjacent to the Major Streets & Routes (MS&R) future right-of-way line, as shown on the submitted site plan; and, 2) Reduce the street perimeter building setback from sixty four feet six inches (64'6") to a five (5') feet, as measured from the future right-of-way line and as shown on the submitted site plan.

DECISION: VARIANCES 1 AND 2 GRANTED.

By LUC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

IMPORTANT NOTICE

FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS OF THE HEARING DATE.

VARIANCE AND DDO APPROVALS EXPIRE WITHIN 180 CALENDAR DAYS FROM THE DATE OF THIS MEETING. TWO ADDITIONAL (180 DAY) EXTENSIONS MAY BE GRANTED PROVIDED THERE IS GOOD CAUSE AND THE REQUEST IS MADE IN WRITING.

<u>UNLESS OTHERWISE NOTED</u>, BOARD OF ADJUSTMENT DECISIONS BECOME EFFECTUATED UPON OBTAINING BUILDING PERMITS (IF REQUIRED) AND FULL COMPLIANCE WITH ALL CONDITIONS OF THE BOARD' DECISION.

THE 180 DAY TIME FRAME TO OBTAIN A BUILDING PERMIT DOES NOT APPLY WHEN THERE IS AN OUTSTANDING ZONING VIOLATION WHICH PRECIPITATED THE VARIANCE OR DDO REQUEST FOR THE PROPERTY. THE APPLICANT OR PROPERTY OWNER MUST CONTACT THE DEPARTMENT OF NEIGHBORHOOD RESOURCES FOR THE DATE THE ZONING VIOLATION MUST BE ABATED.

If you want further information, please call Russlyn Wells at 837-4948 or Wayne Bogdan at 837-4946.

Sue Montes, Secretary Board of Adjustment

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